HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Ontario Region

Date Released: First Quarter 2016

Housing market intelligence you can count on

Canada

CMHC SCHL
HOME TO CANADIANS

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

SUBSCRIBE NOW!

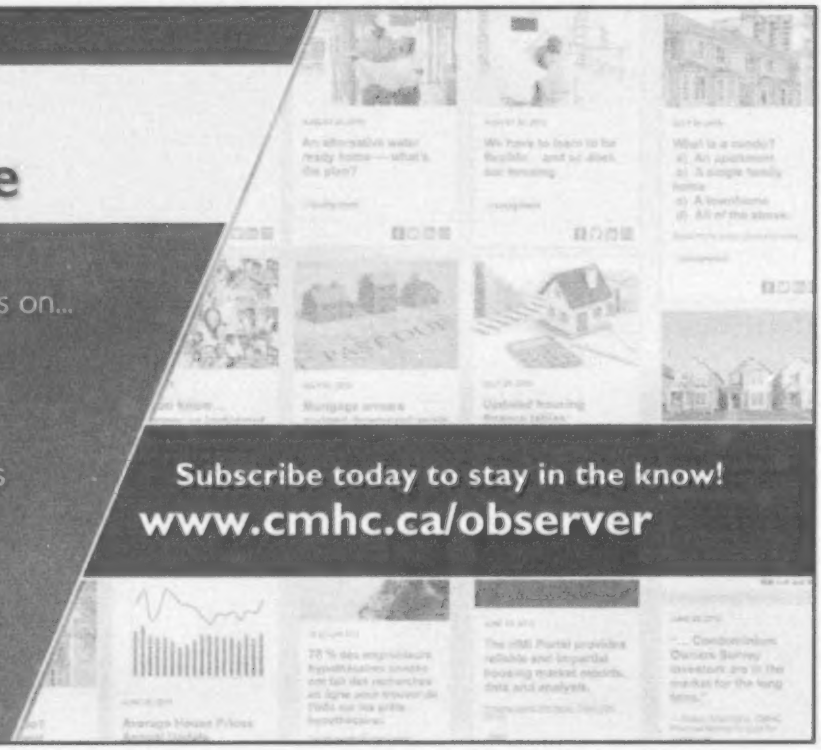
Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

Housing Observer Online

Featuring quick reads and videos on...

- Analysis and data
- Timely insights
- Updates to housing conditions and trends & *much more!*

All links can be shared in social media friendly formats!



Subscribe today to stay in the know!

www.cmhc.ca/observer

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of Region
2	Starts by Submarket and by Dwelling Type – Current Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators
6.1	Growth of Economic Indicators

Available in SELECTED Reports:

1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) December 2015		
Ontario	November 2015	December 2015
Trend[1], urban centres[2]	74,609	73,916
SAAR, urban centres[2]	85,748	52,285
	December 2014	December 2015
Actual, urban centres[3]		
December - Single-Detached	1,741	2,123
December - Multiples	2,990	2,181
December - Total	4,731	4,304
January to December - Single-Detached	21,352	23,447
January to December - Multiples	34,810	44,845
January to December - Total	56,162	68,292

Source: CMHC

[1] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

[2] Urban centres with a population of 10,000 and over.

Detailed data available upon request

Table 1.1: Housing Activity Summary of Ontario Region
Fourth Quarter 2015

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q4 2015	6,989	578	2,799	57	509	5,606	33	1,813	644	19,036
Q4 2014	5,699	544	1,764	50	651	3,517	94	1,965	994	15,278
% Change	22.6	6.3	58.7	14.0	-21.8	59.4	-64.9	-7.7	-35.2	24.6
Year-to-date 2015	23,338	1,911	8,480	108	2,128	25,675	254	6,390	1,864	70,156
Year-to-date 2014	21,184	2,506	7,374	165	2,087	17,793	249	4,804	2,972	59,134
% Change	10.2	-23.7	15.0	-34.5	2.0	44.3	2.0	33.0	-37.3	18.6
UNDER CONSTRUCTION										
Q4 2015	17,198	1,736	8,128	76	2,640	49,618	434	10,544	1,243	91,625
Q4 2014	13,803	1,874	6,471	105	2,041	61,106	438	8,423	1,847	96,112
% Change	24.6	-7.4	25.6	-27.6	29.3	-18.8	-0.9	25.2	-32.7	-4.7
COMPLETIONS										
Q4 2015	5,808	426	1,431	19	502	4,686	60	1,229	545	14,706
Q4 2014	6,121	848	1,760	43	678	3,376	80	1,815	845	15,566
% Change	-5.1	-49.8	-18.7	-55.8	-26.0	38.8	-25.0	-32.3	-35.5	-5.5
Year-to-date 2015	19,881	2,021	6,289	127	1,616	36,768	322	5,030	2,293	74,347
Year-to-date 2014	21,378	2,978	6,863	144	2,162	16,929	244	3,821	2,558	57,077
% Change	-7.0	-32.1	-8.4	-11.8	-25.3	117.2	32.0	31.6	-10.4	30.3
COMPLETED & NOT ABSORBED										
Q4 2015	1,211	118	487	24	243	2,679	n/a	n/a	n/a	4,762
Q4 2014	1,147	105	265	20	161	1,386	n/a	n/a	n/a	3,084
% Change	5.6	12.4	83.8	20.0	50.9	93.3	n/a	n/a	n/a	54.4
ABSORBED										
Q4 2015	5,206	357	1,322	20	523	4,583	n/a	n/a	n/a	12,011
Q4 2014	5,513	820	1,702	45	643	3,501	n/a	n/a	n/a	12,224
% Change	-5.6	-56.5	-22.3	-55.6	-18.7	30.9	n/a	n/a	n/a	-1.7
Year-to-date 2015	18,201	1,868	5,743	124	1,417	35,381	n/a	n/a	n/a	62,734
Year-to-date 2014	19,493	2,893	6,536	158	2,048	17,141	n/a	n/a	n/a	48,269
% Change	-6.6	-35.4	-12.1	-21.5	-30.8	106.4	n/a	n/a	n/a	30.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Ontario Region 2006 - 2015

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2015	23,338	1,911	8,480	108	2,128	25,675	254	6,390	1,864	70,156
% Change	10.2	-23.7	15.0	-34.5	2.0	44.3	2.0	33.0	-37.3	18.6
2014	21,184	2,506	7,374	165	2,087	17,793	249	4,804	2,972	59,134
% Change	0.2	-16.6	3.2	10.7	10.3	-16.8	26.4	30.2	20.3	-3.2
2013	21,149	3,003	7,147	149	1,892	21,386	197	3,691	2,471	61,085
% Change	-9.6	-6.2	-13.9	-15.8	-21.4	-33.3	-21.2	-20.5	6.1	-20.4
2012	23,382	3,203	8,303	177	2,406	32,050	250	4,641	2,328	76,742
% Change	-5.4	11.6	5.5	0.6	4.2	42.6	3.3	2.2	-9.8	13.2
2011	24,724	2,869	7,873	176	2,309	22,474	242	4,543	2,581	67,821
% Change	-2.5	3.8	4.5	-10.7	-18.0	53.1	44.0	27.1	-22.5	12.2
2010	25,350	2,765	7,535	197	2,816	14,680	168	3,575	3,329	60,433
% Change	25.6	-2.5	38.5	-3.4	76.4	14.4	-27.3	-21.9	36.9	20.0
2009	20,186	2,835	5,439	204	1,596	12,837	231	4,580	2,431	50,370
% Change	-28.2	-11.8	-25.4	-2.4	-56.3	-49.8	29.1	24.2	-22.9	-32.9
2008	28,109	3,213	7,291	209	3,648	25,586	179	3,688	3,153	75,076
% Change	-15.3	-18.4	-14.1	44.1	30.8	128.0	32.6	29.0	-41.0	10.2
2007	33,198	3,936	8,492	145	2,789	11,221	135	2,859	5,348	68,123
% Change	0.2	-2.4	11.0	-21.6	-10.7	-27.7	-43.3	-26.6	-5.1	-7.2
2006	33,132	4,034	7,650	185	3,123	15,514	238	3,895	5,636	73,417

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Ontario Region
Fourth Quarter 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	% Change
Centres 100,000+											
Barrie	255	100	0	0	49	49	180	296	484	445	8.8
Brantford	42	100	4	0	60	4	152	30	258	134	92.5
Greater Sudbury	46	47	16	6	18	26	9	10	89	89	0.0
Guelph	56	39	2	6	108	57	133	0	299	102	193.1
Hamilton	228	267	4	34	215	226	271	48	718	575	24.9
Kingston	88	97	2	10	9	30	36	90	135	227	-40.5
Kitchener	292	209	12	14	219	92	247	1,107	770	1,422	-45.9
London	303	247	8	6	122	144	9	50	442	447	-1.1
Oshawa	376	310	0	0	138	63	264	6	778	379	105.3
Ottawa	674	432	54	92	464	528	408	757	1,600	1,809	-11.6
Peterborough	79	59	0	0	22	12	0	0	101	71	42.3
St. Catharines-Niagara	311	304	16	50	87	120	3	1	417	475	-12.2
Thunder Bay	42	52	2	2	0	6	10	6	54	66	-18.2
Toronto	3,061	2,452	336	272	1,515	927	5,652	3,009	10,564	6,660	58.6
Windsor	218	147	28	18	49	27	0	24	295	216	36.6
Centres 50,000 - 99,999											
Belleville	58	64	12	0	40	16	3	0	113	80	41.3
Chatham-Kent	25	19	4	2	0	0	0	0	29	21	38.1
Cornwall	24	29	12	12	0	0	29	23	65	64	1.6
Kawartha Lakes	43	67	0	0	4	0	0	0	47	67	-29.9
Norfolk	98	49	10	0	12	4	0	0	120	53	126.4
North Bay	28	21	4	0	0	3	0	4	32	28	14.3
Sarnia	53	52	0	0	6	6	0	0	59	58	1.7
Sault Ste. Marie	9	27	4	2	0	18	85	2	98	49	100.0

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Ontario Region
Fourth Quarter 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	% Change
Centres 10,000 - 49,999											
Bracebridge	8	4	6	0	0	6	8	0	22	10	120.0
Brighton	0	16	0	0	0	0	0	0	0	16	-100.0
Brock	4	8	0	0	0	0	0	0	4	8	-50.0
Brockville	7	7	0	0	0	0	4	0	11	7	57.1
Centre Wellington	8	34	0	0	0	4	0	0	8	38	-78.9
Cobourg	26	15	2	16	0	9	0	27	28	67	-58.2
Collingwood	21	35	0	4	10	4	4	0	35	43	-18.6
Elliot Lake	0	0	0	0	0	0	0	0	0	0	n/a
Erin	9	4	0	0	0	0	0	0	9	4	125.0
Essex	3	10	0	4	0	3	0	0	3	17	-82.4
Gravenhurst	12	13	0	2	0	0	0	0	12	15	-20.0
Greater Napanee	10	31	6	6	0	0	0	0	16	37	-56.8
Haldimand County	17	15	8	2	6	0	24	0	55	17	**
Hawkesbury	0	0	2	0	0	0	0	3	2	3	-33.3
Huntsville	19	21	0	0	0	0	0	9	19	30	-36.7
Ingersoll	17	4	2	0	12	4	0	0	31	8	**
Kenora	27	10	0	0	0	0	0	0	27	10	170.0
Kincardine	0	8	0	0	0	0	0	0	0	8	-100.0
Lambton Shores	6	0	0	0	0	0	0	0	6	0	n/a
Leamington	42	21	0	0	0	0	0	2	42	23	82.6
Meaford	13	4	0	0	12	0	0	0	25	4	**
Midland	41	28	0	0	0	0	0	0	41	28	46.4
Mississippi Mills	49	14	10	0	0	0	0	0	59	14	**
North Grenville	16	0	2	0	4	0	0	0	22	0	n/a
North Perth	13	13	0	0	4	0	8	0	25	13	92.3
Orillia	24	23	0	0	6	8	0	0	30	31	-3.2
Owen Sound	11	11	0	0	0	4	0	0	11	15	-26.7
Pembroke	12	2	4	2	0	0	12	0	28	4	**
Petawawa	47	9	2	0	3	0	0	0	52	9	**
Port Hope	0	22	0	0	0	0	0	0	0	22	-100.0
Prince Edward County	17	30	2	2	0	0	0	0	19	32	-40.6
Saugeen Shores	0	0	0	0	0	0	0	0	0	0	n/a
Scugog	10	8	0	0	0	0	0	0	10	8	25.0
Stratford	0	14	0	0	0	8	0	10	0	32	-100.0
Temiskaming Shores	6	5	0	0	0	0	0	0	6	5	20.0
The Nation	0	9	0	2	0	0	0	0	0	11	-100.0
Tillsonburg	14	10	2	0	0	0	0	0	16	10	60.0
Timmins	2	6	0	0	0	0	0	10	2	16	-87.5
Trent Hills	19	3	0	0	0	0	0	0	19	3	**
Wasaga Beach	35	34	8	0	0	32	0	0	43	66	-34.8
West Grey	0	6	0	0	0	0	0	0	0	6	-100.0
West Nipissing	7	1	2	0	0	0	0	0	9	1	**
Woodstock	66	52	0	4	0	0	12	0	78	56	39.3
Total Ontario (10,000+)	7,047	5,750	588	570	3,194	2,440	7,563	5,524	18,392	14,284	28.8

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
Ontario Region
January - December 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Centres 100,000+											
Barrie	695	550	10	6	131	130	180	462	1,016	1,148	-11.5
Brantford	265	278	16	2	203	76	305	60	789	416	89.7
Greater Sudbury	152	172	30	36	42	40	23	23	247	271	-8.9
Guelph	343	204	24	54	354	161	420	645	1,141	1,064	7.2
Hamilton	1,122	1,153	24	110	539	1,065	369	504	2,054	2,832	-27.5
Kingston	275	338	14	26	53	102	313	206	655	672	-2.5
Kitchener	995	869	40	40	627	484	1,550	3,057	3,212	4,450	-27.8
London	1,046	1,116	23	22	440	372	595	473	2,104	1,983	6.1
Oshawa	1,418	1,141	20	32	412	388	737	110	2,587	1,671	54.8
Ottawa	1,992	1,775	199	279	1,326	1,701	1,455	2,007	4,972	5,762	-13.7
Peterborough	296	203	2	2	55	27	12	0	365	232	57.3
St. Catharines-Niagara	1,002	896	112	128	364	424	259	31	1,737	1,479	17.4
Thunder Bay	164	168	19	8	10	10	49	48	242	234	3.4
Toronto	10,223	8,830	1,106	1,530	5,133	3,861	25,825	14,708	42,287	28,929	46.2
Windsor	709	566	102	84	128	123	71	33	1,010	806	25.3
Centres 50,000 - 99,999											
Belleville	213	214	17	2	93	30	3	0	326	246	32.5
Chatham-Kent	95	83	12	6	11	13	0	132	118	234	-49.6
Cornwall	80	96	23	32	0	15	47	34	150	177	-15.3
Kawartha Lakes	179	266	0	0	33	32	0	0	212	298	-28.9
Norfolk	216	184	24	28	35	62	0	10	275	284	-3.2
North Bay	60	69	6	0	0	3	3	8	69	80	-13.8
Sarnia	177	172	0	2	6	18	0	0	183	192	-4.7
Sault Ste. Marie	58	92	8	14	7	25	85	14	158	145	9.0

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
Ontario Region
January - December 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Centres 10,000 - 49,999											
Bracebridge	23	14	6	0	13	6	8	0	50	20	150.0
Brighton	41	51	10	4	0	0	0	0	51	55	-7.3
Brock	19	22	6	2	0	0	0	0	25	24	4.2
Brockville	32	32	0	0	0	6	16	0	48	38	26.3
Centre Wellington	24	97	0	2	0	27	24	56	48	182	-73.6
Cobourg	47	75	4	20	0	9	0	27	51	131	-61.1
Collingwood	89	86	4	8	26	25	130	0	249	119	109.2
Elliot Lake	0	0	0	0	0	0	0	0	0	0	n/a
Erin	13	15	0	0	0	0	3	0	16	15	6.7
Essex	14	40	0	4	4	10	0	2	18	56	-67.9
Gravenhurst	32	26	0	4	0	4	0	0	32	34	-5.9
Greater Napanee	21	39	6	6	4	0	0	0	31	45	-31.1
Haldimand County	61	78	14	10	18	15	24	0	117	103	13.6
Hawkesbury	0	5	2	2	3	0	0	3	5	10	-50.0
Huntsville	49	64	0	0	5	0	8	9	62	73	-15.1
Ingersoll	31	50	4	0	12	13	0	0	47	63	-25.4
Kenora	31	22	0	0	0	0	0	0	31	22	40.9
Kincardine	8	25	0	0	4	28	0	0	12	53	-77.4
Lambton Shores	36	0	0	0	0	0	0	0	36	0	n/a
Leamington	81	56	12	4	2	4	2	2	97	66	47.0
Meaford	21	18	0	0	12	0	0	0	33	18	83.3
Midland	103	59	2	2	16	5	0	1	121	67	80.6
Mississippi Mills	70	45	12	4	24	19	1	0	107	68	57.4
North Grenville	122	12	12	0	27	0	0	0	161	12	**
North Perth	24	51	0	2	8	12	12	0	44	65	-32.3
Orillia	78	55	0	0	48	21	0	0	126	76	65.8
Owen Sound	25	41	0	0	0	4	0	0	25	45	-44.4
Pembroke	26	17	6	6	0	9	12	0	44	32	37.5
Petawawa	47	55	2	0	3	10	0	0	52	65	-20.0
Port Hope	38	73	0	2	8	0	0	0	46	75	-38.7
Prince Edward County	63	70	6	6	3	0	0	0	72	76	-5.3
Saugeen Shores	21	45	0	4	3	3	0	0	24	52	-53.8
Scugog	20	28	0	0	0	0	0	0	20	28	-28.6
Stratford	38	47	0	0	22	39	4	12	64	98	-34.7
Temiskaming Shores	10	15	0	0	0	0	0	0	10	15	-33.3
The Nation	26	31	0	6	0	7	0	0	26	44	-40.9
Tillsonburg	21	74	2	0	0	0	0	0	23	74	-68.9
Timmins	17	29	0	0	0	0	8	10	25	39	-35.9
Trent Hills	28	45	0	2	0	8	0	0	28	55	-49.1
Wasaga Beach	103	91	26	12	40	86	0	0	169	189	-10.6
West Grey	1	27	0	0	0	4	0	0	1	31	-96.8
West Nipissing	24	21	4	2	0	0	0	4	28	27	3.7
Woodstock	94	171	2	14	0	12	12	0	108	197	-45.2
Total Ontario (10,000+)	23,447	21,352	1,973	2,571	10,307	9,548	32,565	22,691	68,292	56,162	21.6

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Ontario Region
Fourth Quarter 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014
Centres 100,000+								
Barrie	49	49	0	0	104	232	76	64
Brantford	60	4	0	0	152	0	0	30
Greater Sudbury	14	7	4	19	0	0	9	10
Guelph	108	57	0	0	133	0	0	0
Hamilton	215	226	0	0	271	42	0	6
Kingston	9	26	0	4	0	0	36	90
Kitchener	219	88	0	4	138	1,035	109	72
London	122	109	0	35	9	48	0	2
Oshawa	138	63	0	0	0	0	264	6
Ottawa	458	528	6	0	28	321	380	436
Peterborough	22	12	0	0	0	0	0	0
St. Catharines-Niagara	87	117	0	3	3	0	0	1
Thunder Bay	0	6	0	0	0	0	2	6
Toronto	1,497	927	18	0	4,850	1,842	802	1,167
Windsor	49	27	0	0	0	24	0	0
Centres 50,000 - 99,999								
Belleville	40	16	0	0	0	0	3	0
Chatham-Kent	0	0	0	0	0	0	0	0
Cornwall	0	0	0	0	10	0	19	23
Kawartha Lakes	4	0	0	0	0	0	0	0
Norfolk	12	4	0	0	0	0	0	0
North Bay	0	3	0	0	0	0	0	4
Sarnia	6	6	0	0	0	0	0	0
Sault Ste. Marie	0	10	0	8	0	0	85	2

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Ontario Region
Fourth Quarter 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014
Centres 10,000 - 49,999								
Bracebridge	0	6	0	0	0	0	8	0
Brighton	0	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Brockville	0	0	0	0	0	0	4	0
Centre Wellington	0	4	0	0	0	0	0	0
Cobourg	0	9	0	0	0	0	0	27
Collingwood	10	4	0	0	0	0	4	0
Elliot Lake	0	0	0	0	0	0	0	0
Erin	0	0	0	0	0	0	0	0
Essex	0	3	0	0	0	0	0	0
Gravenhurst	0	0	0	0	0	0	0	0
Greater Napanee	0	0	0	0	0	0	0	0
Haldimand County	6	0	0	0	24	0	0	0
Hawkesbury	0	0	0	0	0	0	0	3
Huntsville	0	0	0	0	0	9	0	0
Ingersoll	12	4	0	0	0	0	0	0
Kenora	0	0	0	0	0	0	0	0
Kincardine	0	0	0	0	0	0	0	0
Lambton Shores	0	0	0	0	0	0	0	0
Leamington	0	0	0	0	0	2	0	0
Meaford	12	0	0	0	0	0	0	0
Midland	0	0	0	0	0	0	0	0
Mississippi Mills	0	0	0	0	0	0	0	0
North Grenville	4	0	0	0	0	0	0	0
North Perth	4	0	0	0	8	0	0	0
Orillia	6	8	0	0	0	0	0	0
Owen Sound	0	4	0	0	0	0	0	0
Pembroke	0	0	0	0	0	0	12	0
Petawawa	3	0	0	0	0	0	0	0
Port Hope	0	0	0	0	0	0	0	0
Prince Edward County	0	0	0	0	0	0	0	0
Saugeen Shores	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Stratford	0	8	0	0	0	4	0	6
Temiskaming Shores	0	0	0	0	0	0	0	0
The Nation	0	0	0	0	0	0	0	0
Tillsonburg	0	0	0	0	0	0	0	0
Timmins	0	0	0	0	0	0	0	10
Trent Hills	0	0	0	0	0	0	0	0
Wasaga Beach	0	32	0	0	0	0	0	0
West Grey	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	0	0
Woodstock	0	0	0	0	12	0	0	0
Total Ontario (10,000+)	3,166	2,367	28	73	5,742	3,559	1,813	1,965

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
Ontario Region
January - December 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Centres 100,000+								
Barrie	131	130	0	0	104	308	76	154
Brantford	203	68	0	8	152	0	153	60
Greater Sudbury	38	7	4	33	2	0	21	23
Guelph	354	161	0	0	228	436	192	209
Hamilton	539	1,065	0	0	369	378	0	126
Kingston	45	98	8	4	41	0	272	206
Kitchener	616	461	11	23	605	1,978	945	1,079
London	341	312	99	60	209	259	386	214
Oshawa	412	388	0	0	132	0	605	110
Ottawa	1,317	1,693	9	8	792	1,438	663	569
Peterborough	55	27	0	0	0	0	12	0
St. Catharines-Niagara	356	406	8	18	206	0	53	31
Thunder Bay	10	10	0	0	2	0	39	48
Toronto	5,070	3,857	63	4	23,046	12,909	2,779	1,799
Windsor	128	117	0	6	65	24	6	9
Centres 50,000 - 99,999								
Belleville	93	30	0	0	0	0	3	0
Chatham-Kent	11	13	0	0	0	132	0	0
Cornwall	0	0	0	15	18	8	29	26
Kawartha Lakes	33	32	0	0	0	0	0	0
Norfolk	35	62	0	0	0	0	0	10
North Bay	0	3	0	0	0	0	3	8
Sarnia	6	18	0	0	0	0	0	0
Sault Ste. Marie	7	17	0	8	0	0	85	14

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
Ontario Region
January - December 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Centres 10,000 - 49,999								
Bracebridge	13	6	0	0	0	0	8	0
Brighton	0	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Brockville	0	6	0	0	12	0	4	0
Centre Wellington	0	27	0	0	0	0	24	56
Cobourg	0	9	0	0	0	0	0	27
Collingwood	26	25	0	0	126	0	4	0
Elliot Lake	0	0	0	0	0	0	0	0
Erin	0	0	0	0	0	0	3	0
Essex	4	10	0	0	0	2	0	0
Gravenhurst	0	4	0	0	0	0	0	0
Greater Napanee	0	0	4	0	0	0	0	0
Haldimand County	18	15	0	0	24	0	0	0
Hawkesbury	0	0	3	0	0	0	0	3
Huntsville	5	0	0	0	8	9	0	0
Ingersoll	12	13	0	0	0	0	0	0
Kenora	0	0	0	0	0	0	0	0
Kincardine	4	28	0	0	0	0	0	0
Lambton Shores	0	0	0	0	0	0	0	0
Leamington	2	4	0	0	2	2	0	0
Meaford	12	0	0	0	0	0	0	0
Midland	16	5	0	0	0	0	0	1
Mississippi Mills	24	19	0	0	0	0	1	0
North Grenville	27	0	0	0	0	0	0	0
North Perth	8	12	0	0	8	0	4	0
Orillia	48	21	0	0	0	0	0	0
Owen Sound	0	4	0	0	0	0	0	0
Pembroke	0	9	0	0	0	0	12	0
Petawawa	3	10	0	0	0	0	0	0
Port Hope	8	0	0	0	0	0	0	0
Prince Edward County	3	0	0	0	0	0	0	0
Saugeen Shores	3	3	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Stratford	22	39	0	0	4	4	0	8
Temiskaming Shores	0	0	0	0	0	0	0	0
The Nation	0	7	0	0	0	0	0	0
Tillsonburg	0	0	0	0	0	0	0	0
Timmins	0	0	0	0	0	0	8	10
Trent Hills	0	4	0	4	0	0	0	0
Wasaga Beach	40	86	0	0	0	0	0	0
West Grey	0	4	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	0	4
Woodstock	0	12	0	0	12	0	0	0
Total Ontario (10,000+)	10,098	9,357	209	191	26,167	17,887	6,390	4,804

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Ontario Region
Fourth Quarter 2015

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014
Centres 100,000+								
Barrie	255	106	153	275	76	64	484	445
Brantford	99	97	159	7	0	30	258	134
Greater Sudbury	62	60	14	0	13	29	89	89
Guelph	121	96	178	6	0	0	299	102
Hamilton	462	502	256	67	0	6	718	575
Kingston	99	133	0	0	36	94	135	227
Kitchener	457	303	204	1,043	109	76	770	1,422
London	375	229	67	181	0	37	442	447
Oshawa	471	350	43	22	264	7	778	379
Ottawa	1,174	1,056	36	301	390	452	1,600	1,809
Peterborough	96	65	5	6	0	0	101	71
St. Catharines-Niagara	400	408	16	61	1	6	417	475
Thunder Bay	44	60	0	0	2	6	54	66
Toronto	4,768	3,306	4,976	2,187	820	1,167	10,564	6,660
Windsor	295	189	0	27	0	0	295	216
Centres 50,000 - 99,999								
Belleville	110	80	0	0	3	0	113	80
Chatham-Kent	29	21	0	0	0	0	29	21
Cornwall	36	41	10	0	19	23	65	64
Kawartha Lakes	46	67	1	0	0	0	47	67
Norfolk	120	53	0	0	0	0	120	53
North Bay	32	24	0	0	0	4	32	28
Sarnia	59	58	0	0	0	0	59	58
Sault Ste. Marie	13	37	0	0	85	12	98	49

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Ontario Region
Fourth Quarter 2015

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014
Centres 10,000 - 49,999								
Bracebridge	14	10	0	0	8	0	22	10
Brighton	0	16	0	0	0	0	0	16
Brock	4	8	0	0	0	0	4	8
Brockville	7	7	0	0	4	0	11	7
Centre Wellington	8	34	0	4	0	0	8	38
Cobourg	28	40	0	0	0	27	28	67
Collingwood	21	39	10	4	4	0	35	43
Elliot Lake	0	0	0	0	0	0	0	0
Erin	9	4	0	0	0	0	9	4
Essex	3	14	0	3	0	0	3	17
Gravenhurst	12	15	0	0	0	0	12	15
Greater Napanee	16	37	0	0	0	0	16	37
Haldimand County	31	17	24	0	0	0	55	17
Hawkesbury	2	0	0	0	0	3	2	3
Huntsville	19	22	0	8	0	0	19	30
Ingersoll	25	8	6	0	0	0	31	8
Kenora	27	10	0	0	0	0	27	10
Kincardine	0	8	0	0	0	0	0	8
Lambton Shores	6	0	0	0	0	0	6	0
Leamington	42	23	0	0	0	0	42	23
Meaford	25	4	0	0	0	0	25	4
Midland	41	28	0	0	0	0	41	28
Mississippi Mills	59	14	0	0	0	0	59	14
North Grenville	22	0	0	0	0	0	22	0
North Perth	17	13	8	0	0	0	25	13
Orillia	24	23	6	8	0	0	30	31
Owen Sound	11	11	0	4	0	0	11	15
Pembroke	16	4	0	0	12	0	28	4
Petawawa	52	9	0	0	0	0	52	9
Port Hope	0	22	0	0	0	0	0	22
Prince Edward County	19	32	0	0	0	0	19	32
Saugeen Shores	0	0	0	0	0	0	0	0
Scugog	10	8	0	0	0	0	10	8
Stratford	0	22	0	4	0	6	0	32
Temiskaming Shores	6	5	0	0	0	0	6	5
The Nation	0	11	0	0	0	0	0	11
Tillsonburg	16	10	0	0	0	0	16	10
Timmins	2	6	0	0	0	10	2	16
Trent Hills	19	3	0	0	0	0	19	3
Wasaga Beach	43	66	0	0	0	0	43	66
West Grey	0	6	0	0	0	0	0	6
West Nipissing	9	1	0	0	0	0	9	1
Woodstock	78	56	0	0	0	0	78	56
Total Ontario (10,000+)	10,366	8,007	6,172	4,218	1,846	2,059	18,392	14,284

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
Ontario Region
January - December 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Centres 100,000+								
Barrie	756	630	184	364	76	154	1,016	1,148
Brantford	464	281	172	67	153	68	789	416
Greater Sudbury	188	211	32	0	27	60	247	271
Guelph	576	379	373	476	192	209	1,141	1,064
Hamilton	1,652	2,078	400	628	2	126	2,054	2,832
Kingston	332	462	41	0	282	210	655	672
Kitchener	1,514	1,253	742	2,094	956	1,103	3,212	4,450
London	1,123	1,059	496	649	485	275	2,104	1,983
Oshawa	1,727	1,450	255	110	605	111	2,587	1,671
Ottawa	3,465	3,722	800	1,422	707	618	4,972	5,762
Peterborough	342	226	11	6	12	0	365	232
St. Catharines-Niagara	1,494	1,318	181	110	62	51	1,737	1,479
Thunder Bay	189	184	6	0	39	50	242	234
Toronto	15,583	13,347	23,862	13,779	2,842	1,803	42,287	28,929
Windsor	936	736	68	55	6	15	1,010	806
Centres 50,000 - 99,999								
Belleville	323	246	0	0	3	0	326	246
Chatham-Kent	118	102	0	132	0	0	118	234
Cornwall	102	126	18	8	30	43	150	177
Kawartha Lakes	211	298	1	0	0	0	212	298
Norfolk	268	223	7	51	0	10	275	284
North Bay	66	72	0	0	3	8	69	80
Sarnia	183	192	0	0	0	0	183	192
Sault Ste. Marie	72	121	1	0	85	24	158	145

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
Ontario Region
January - December 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Centres 10,000 - 49,999								
Bracebridge	42	20	0	0	8	0	50	20
Brighton	51	55	0	0	0	0	51	55
Brock	25	24	0	0	0	0	25	24
Brockville	32	38	12	0	4	0	48	38
Centre Wellington	24	111	0	15	24	56	48	182
Cobourg	51	104	0	0	0	27	51	131
Collingwood	103	98	140	21	6	0	249	119
Elliot Lake	0	0	0	0	0	0	0	0
Erin	13	15	0	0	3	0	16	15
Essex	18	53	0	3	0	0	18	56
Gravenhurst	32	30	0	4	0	0	32	34
Greater Napanee	27	45	0	0	4	0	31	45
Haldimand County	88	103	29	0	0	0	117	103
Hawkesbury	2	7	0	0	3	3	5	10
Huntsville	57	65	5	8	0	0	62	73
Ingersoll	41	63	6	0	0	0	47	63
Kenora	31	22	0	0	0	0	31	22
Kincardine	12	53	0	0	0	0	12	53
Lambton Shores	36	0	0	0	0	0	36	0
Leamington	97	66	0	0	0	0	97	66
Meaford	33	18	0	0	0	0	33	18
Midland	114	66	7	0	0	1	121	67
Mississippi Mills	106	68	0	0	1	0	107	68
North Grenville	161	12	0	0	0	0	161	12
North Perth	32	65	8	0	4	0	44	65
Orillia	110	59	16	17	0	0	126	76
Owen Sound	25	41	0	4	0	0	25	45
Pembroke	32	32	0	0	12	0	44	32
Petawawa	52	65	0	0	0	0	52	65
Port Hope	46	75	0	0	0	0	46	75
Prince Edward County	72	76	0	0	0	0	72	76
Saugeen Shores	24	52	0	0	0	0	24	52
Scugog	20	28	0	0	0	0	20	28
Stratford	60	86	4	4	0	8	64	98
Temiskaming Shores	10	15	0	0	0	0	10	15
The Nation	26	44	0	0	0	0	26	44
Tillsonburg	23	74	0	0	0	0	23	74
Timmins	17	29	0	0	8	10	25	39
Trent Hills	28	49	0	0	0	6	28	55
Wasaga Beach	135	171	34	18	0	0	169	189
West Grey	1	31	0	0	0	0	1	31
West Nipissing	28	23	0	0	0	4	28	27
Woodstock	108	197	0	0	0	0	108	197
Total Ontario (10,000+)	33,729	31,064	27,911	20,045	6,644	5,053	68,292	56,162

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type Ontario Region Fourth Quarter 2015											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	% Change
Centres 100,000+											
Barrie	162	119	2	0	45	0	80	0	289	119	142.9
Brantford	62	106	6	2	7	49	153	0	228	157	45.2
Greater Sudbury	59	72	10	8	0	4	10	81	79	165	-52.1
Guelph	113	73	10	14	77	26	72	26	272	139	95.7
Hamilton	365	396	2	22	145	288	6	322	518	1,028	-49.6
Kingston	90	102	6	8	19	54	265	328	380	492	-22.8
Kitchener	228	243	8	12	126	122	154	347	516	724	-28.7
London	301	317	6	6	136	127	347	538	790	988	-20.0
Oshawa	399	339	8	28	138	129	8	141	553	637	-13.2
Ottawa	505	572	65	110	247	349	659	886	1,476	1,917	-23.0
Peterborough	56	55	0	0	0	15	0	65	56	135	-58.5
St. Catharines-Niagara	261	199	64	30	56	118	44	0	425	347	22.5
Thunder Bay	45	32	6	2	6	5	6	71	63	110	-42.7
Toronto	2,093	2,465	174	540	746	989	3,986	2,353	6,999	6,347	10.3
Windsor	189	185	34	32	49	31	24	5	296	253	17.0
Centres 50,000 - 99,999											
Belleville	63	75	4	4	6	13	0	0	73	92	-20.7
Chatham-Kent	40	32	0	2	4	10	0	0	44	44	0.0
Cornwall	31	33	5	4	0	0	39	0	75	37	102.7
Kawartha Lakes	109	32	0	0	13	0	0	0	122	32	**
Norfolk	49	53	0	8	4	48	0	20	53	129	-58.9
North Bay	24	26	0	2	0	0	4	0	28	28	0.0
Sarnia	56	54	0	0	0	4	0	0	56	58	-3.4
Sault Ste. Marie	17	21	4	4	0	16	49	0	70	41	70.7

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Ontario Region
Fourth Quarter 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	% Change
Centres 10,000 - 49,999											
Bracebridge	8	5	2	0	5	0	0	0	15	5	200.0
Brighton	12	12	2	0	0	0	0	0	14	12	16.7
Brock	2	2	0	0	0	0	0	0	2	2	0.0
Brockville	16	11	0	0	0	3	0	0	16	14	14.3
Centre Wellington	10	31	0	0	0	4	0	0	10	35	-71.4
Cobourg	14	10	0	6	0	19	0	0	14	35	-60.0
Collingwood	20	26	0	2	8	4	0	0	28	32	-12.5
Elliot Lake	0	0	0	0	0	0	0	0	0	0	n/a
Erin	4	7	0	0	0	0	0	0	4	7	-42.9
Essex	4	14	0	0	0	0	0	0	4	14	-71.4
Gravenhurst	9	4	0	2	0	0	0	0	9	6	50.0
Greater Napanee	4	7	2	2	0	0	0	0	6	9	-33.3
Haldimand County	34	20	12	4	10	8	0	0	56	32	75.0
Hawkesbury	0	1	0	0	0	0	0	0	0	1	-100.0
Huntsville	14	26	0	0	0	0	0	0	14	26	-46.2
Ingersoll	5	16	0	0	20	0	0	0	25	16	56.3
Kenora	11	4	0	0	0	0	0	0	11	4	175.0
Kincardine	4	6	0	0	0	0	0	0	4	6	-33.3
Lambton Shores	15	0	0	0	0	0	0	0	15	0	n/a
Leamington	26	9	4	2	0	0	0	0	30	11	172.7
Meaford	9	9	0	0	0	0	0	0	9	9	0.0
Midland	32	27	2	0	7	0	0	0	41	27	51.9
Mississippi Mills	16	14	0	2	0	0	0	0	16	16	0.0
North Grenville	28	6	4	0	0	0	0	0	32	6	**
North Perth	10	12	0	0	4	0	4	0	18	12	50.0
Orillia	28	15	0	0	6	9	0	0	34	24	41.7
Owen Sound	9	14	0	0	0	0	0	0	9	14	-35.7
Pembroke	7	5	4	0	0	3	12	0	23	8	187.5
Petawawa	14	16	0	0	6	0	0	0	20	16	25.0
Port Hope	11	20	0	0	0	0	0	0	11	20	-45.0
Prince Edward County	20	26	2	0	3	3	0	0	25	29	-13.8
Saugeen Shores	7	13	0	0	0	0	0	0	7	13	-46.2
Scugog	6	5	0	0	0	0	0	0	6	5	20.0
Stratford	0	15	0	0	0	0	0	2	0	17	-100.0
Temiskaming Shores	6	5	0	0	0	0	0	0	6	5	20.0
The Nation	16	9	0	0	0	0	0	0	16	9	77.8
Tillsonburg	6	24	0	0	0	0	0	0	6	24	-75.0
Timmins	3	11	0	0	0	0	0	0	3	11	-72.7
Trent Hills	12	9	0	0	0	4	0	0	12	13	-7.7
Wasaga Beach	32	29	8	2	8	25	0	0	48	56	-14.3
West Grey	0	8	0	0	0	0	0	0	0	8	-100.0
West Nipissing	8	12	2	0	0	0	0	0	10	12	-16.7
Woodstock	20	52	0	10	51	11	0	8	71	81	-12.3
Total Ontario (10,000+)	5,829	6,168	458	870	1,952	2,490	5,922	5,193	14,161	14,721	-3.8

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
Ontario Region
January - December 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Centres 100,000+											
Barrie	507	509	4	2	176	62	320	285	1,007	858	17.4
Brantford	297	293	8	8	78	110	211	0	594	411	44.5
Greater Sudbury	141	207	28	36	33	16	25	131	227	390	-41.8
Guelph	301	203	42	68	168	164	618	256	1,129	691	63.4
Hamilton	1,192	1,109	106	94	957	816	467	616	2,722	2,635	3.3
Kingston	300	311	22	18	49	132	273	349	644	810	-20.5
Kitchener	865	739	38	28	396	450	2,002	991	3,301	2,208	49.5
London	1,087	1,102	21	26	386	325	443	558	1,937	2,011	-3.7
Oshawa	1,077	976	8	48	197	273	80	214	1,362	1,511	-9.9
Ottawa	1,646	1,874	238	350	1,531	1,474	2,518	3,096	5,933	6,794	-12.7
Peterborough	298	225	2	0	12	64	19	141	331	430	-23.0
St. Catharines-Niagara	848	725	158	98	208	364	164	120	1,378	1,307	5.4
Thunder Bay	208	201	12	2	6	21	103	81	329	305	7.9
Toronto	7,871	9,557	1,182	1,968	3,103	4,134	34,228	13,554	46,384	29,213	58.8
Windsor	589	537	70	84	146	97	24	17	829	735	12.8
Centres 50,000 - 99,999											
Belleville	215	198	8	8	58	64	0	0	281	270	4.1
Chatham-Kent	99	98	4	4	23	16	0	0	126	118	6.8
Cornwall	81	95	21	24	15	9	48	44	165	172	-4.1
Kawartha Lakes	301	164	0	4	55	0	0	0	356	168	111.9
Norfolk	185	186	10	28	22	75	6	20	223	309	-27.8
North Bay	54	71	0	4	3	0	4	0	61	75	-18.7
Sarnia	176	181	0	8	0	4	0	168	176	361	-51.2
Sault Ste. Marie	79	70	8	10	25	25	53	0	165	105	57.1

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
Ontario Region
January - December 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Centres 10,000 - 49,999											
Bracebridge	19	12	2	0	19	4	0	0	40	16	150.0
Brighton	48	54	10	6	0	0	0	0	58	60	-3.3
Brock	7	10	0	0	0	0	0	0	7	10	-30.0
Brockville	36	32	0	0	3	6	0	0	39	38	2.6
Centre Wellington	51	76	2	4	4	10	105	0	162	90	80.0
Cobourg	49	75	14	20	22	47	0	12	85	154	-44.8
Collingwood	96	77	4	6	23	18	0	0	123	101	21.8
Elliot Lake	0	1	0	0	0	0	0	0	0	1	-100.0
Erin	8	16	0	0	0	0	3	0	11	16	-31.3
Essex	23	51	2	0	11	0	0	0	36	51	-29.4
Gravenhurst	27	17	2	2	4	0	6	0	39	19	105.3
Greater Napanee	42	28	6	2	8	0	0	0	56	30	86.7
Haldimand County	69	73	14	12	17	8	0	0	100	93	7.5
Hawkesbury	0	5	0	4	0	4	3	0	3	13	-76.9
Huntsville	47	59	0	2	0	7	16	0	63	68	-7.4
Ingersoll	21	53	2	0	20	0	0	0	43	53	-18.9
Kenora	25	21	0	0	0	0	0	0	25	21	19.0
Kincardine	14	22	0	0	24	0	4	8	42	30	40.0
Lambton Shores	26	0	0	0	0	0	0	49	26	49	-46.9
Leamington	67	46	10	6	0	0	0	0	77	52	48.1
Meaford	12	21	0	0	0	0	0	0	12	21	-42.9
Midland	86	52	4	0	11	5	0	1	101	58	74.1
Mississippi Mills	47	48	2	12	0	38	1	0	50	98	-49.0
North Grenville	95	46	8	2	10	0	12	0	125	48	160.4
North Perth	27	39	0	4	44	0	4	11	75	54	38.9
Orillia	78	52	0	0	29	26	0	8	107	86	24.4
Owen Sound	22	41	0	0	0	38	0	35	22	114	-80.7
Pembroke	19	19	6	6	0	3	12	0	37	28	32.1
Petawawa	28	51	0	0	6	15	0	0	34	66	-48.5
Port Hope	54	81	0	4	4	0	0	0	58	85	-31.8
Prince Edward County	67	68	12	0	3	3	0	0	82	71	15.5
Saugeen Shores	26	56	0	4	14	45	0	28	40	133	-69.9
Scugog	19	25	0	0	0	0	0	0	19	25	-24.0
Stratford	7	36	0	0	23	12	10	6	40	54	-25.9
Temiskaming Shores	12	17	0	0	0	0	0	0	12	17	-29.4
The Nation	30	34	4	6	12	0	1	0	47	40	17.5
Tillsonburg	27	72	0	0	3	4	0	0	30	76	-60.5
Timmins	19	35	0	0	0	12	44	0	63	47	34.0
Trent Hills	23	51	0	2	11	16	0	0	34	69	-50.7
Wasaga Beach	107	83	22	12	62	98	0	0	191	193	-1.0
West Grey	9	25	0	0	0	0	0	0	9	25	-64.0
West Nipissing	15	45	6	2	0	0	0	4	21	51	-58.8
Woodstock	93	175	6	14	51	11	0	8	150	208	-27.9
Total Ontario (10,000+)	20,014	21,531	2,128	3,052	8,085	9,125	41,827	20,811	72,054	54,519	32.2

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Ontario Region
Fourth Quarter 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014
Centres 100,000+								
Barrie	39	0	6	0	0	0	80	0
Brantford	7	49	0	0	0	0	153	0
Greater Sudbury	0	0	0	4	0	0	10	81
Guelph	77	26	0	0	72	20	0	6
Hamilton	145	288	0	0	2	235	4	87
Kingston	16	54	3	0	115	0	150	328
Kitchener	115	118	11	4	142	38	12	309
London	128	103	8	24	0	0	347	538
Oshawa	138	123	0	6	0	0	8	141
Ottawa	247	349	0	0	346	788	313	98
Peterborough	0	15	0	0	0	0	0	65
St. Catharines-Niagara	56	118	0	0	44	0	0	0
Thunder Bay	6	5	0	0	0	51	6	20
Toronto	746	989	0	0	3,964	2,246	22	107
Windsor	49	31	0	0	0	0	24	5
Centres 50,000 - 99,999								
Belleville	6	13	0	0	0	0	0	0
Chatham-Kent	4	10	0	0	0	0	0	0
Cornwall	0	0	0	0	8	0	31	0
Kawartha Lakes	13	0	0	0	0	0	0	0
Norfolk	4	48	0	0	0	0	0	20
North Bay	0	0	0	0	0	0	4	0
Sarnia	0	4	0	0	0	0	0	0
Sault Ste. Marie	0	0	0	16	0	0	49	0

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Ontario Region
Fourth Quarter 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014
Centres 10,000 - 49,999								
Bracebridge	5	0	0	0	0	0	0	0
Brighton	0	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Brockville	0	3	0	0	0	0	0	0
Centre Wellington	0	4	0	0	0	0	0	0
Cobourg	0	19	0	0	0	0	0	0
Collingwood	8	4	0	0	0	0	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Erin	0	0	0	0	0	0	0	0
Essex	0	0	0	0	0	0	0	0
Gravenhurst	0	0	0	0	0	0	0	0
Greater Napanee	0	0	0	0	0	0	0	0
Haldimand County	10	8	0	0	0	0	0	0
Hawkesbury	0	0	0	0	0	0	0	0
Huntsville	0	0	0	0	0	0	0	0
Ingersoll	20	0	0	0	0	0	0	0
Kenora	0	0	0	0	0	0	0	0
Kincardine	0	0	0	0	0	0	0	0
Lambton Shores	0	0	0	0	0	0	0	0
Leamington	0	0	0	0	0	0	0	0
Meaford	0	0	0	0	0	0	0	0
Midland	7	0	0	0	0	0	0	0
Mississippi Mills	0	0	0	0	0	0	0	0
North Grenville	0	0	0	0	0	0	0	0
North Perth	4	0	0	0	0	0	4	0
Orillia	6	9	0	0	0	0	0	0
Owen Sound	0	0	0	0	0	0	0	0
Pembroke	0	3	0	0	0	0	12	0
Petawawa	6	0	0	0	0	0	0	0
Port Hope	0	0	0	0	0	0	0	0
Prince Edward County	3	3	0	0	0	0	0	0
Saugeen Shores	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Stratford	0	0	0	0	0	0	0	2
Temiskaming Shores	0	0	0	0	0	0	0	0
The Nation	0	0	0	0	0	0	0	0
Tillsonburg	0	0	0	0	0	0	0	0
Timmins	0	0	0	0	0	0	0	0
Trent Hills	0	4	0	0	0	0	0	0
Wasaga Beach	8	25	0	0	0	0	0	0
West Grey	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	0	0
Woodstock	51	11	0	0	0	0	0	8
Total Ontario (10,000+)	1,924	2,436	28	54	4,693	3,378	1,229	1,815

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
Ontario Region
January - December 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Centres 100,000+								
Barrie	164	62	12	0	184	88	136	197
Brantford	75	105	3	5	0	0	211	0
Greater Sudbury	7	8	26	8	0	0	25	131
Guelph	168	164	0	0	595	231	23	25
Hamilton	921	816	36	0	303	527	164	89
Kingston	46	132	3	0	119	0	154	349
Kitchener	377	425	19	25	553	366	1,449	625
London	336	297	50	28	32	6	411	552
Oshawa	197	267	0	6	0	2	80	212
Ottawa	1,528	1,474	3	0	1,944	2,412	574	684
Peterborough	12	54	0	10	0	30	19	111
St. Catharines-Niagara	196	361	12	3	72	0	92	120
Thunder Bay	6	21	0	0	79	51	24	30
Toronto	3,099	4,126	4	8	32,838	13,258	1,390	296
Windsor	146	97	0	0	0	0	24	17
Centres 50,000 - 99,999								
Belleville	58	64	0	0	0	0	0	0
Chatham-Kent	23	16	0	0	0	0	0	0
Cornwall	0	9	15	0	8	0	40	44
Kawartha Lakes	55	0	0	0	0	0	0	0
Norfolk	22	60	0	15	0	0	6	20
North Bay	3	0	0	0	0	0	4	0
Sarnia	0	4	0	0	0	0	0	168
Sault Ste. Marie	10	9	15	16	0	0	53	0

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
Ontario Region
January - December 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Centres 10,000 - 49,999								
Bracebridge	19	4	0	0	0	0	0	0
Brighton	0	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Brockville	3	6	0	0	0	0	0	0
Centre Wellington	4	10	0	0	49	0	56	0
Cobourg	22	47	0	0	0	0	0	12
Collingwood	23	18	0	0	0	0	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Erin	0	0	0	0	0	0	3	0
Essex	11	0	0	0	0	0	0	0
Gravenhurst	4	0	0	0	0	0	6	0
Greater Napanee	0	0	8	0	0	0	0	0
Haldimand County	17	8	0	0	0	0	0	0
Hawkesbury	0	0	0	4	0	0	3	0
Huntsville	0	7	0	0	0	0	16	0
Ingersoll	20	0	0	0	0	0	0	0
Kenora	0	0	0	0	0	0	0	0
Kincardine	24	0	0	0	4	0	0	8
Lambton Shores	0	0	0	0	0	0	0	49
Leamington	0	0	0	0	0	0	0	0
Meaford	0	0	0	0	0	0	0	0
Midland	11	5	0	0	0	0	0	1
Mississippi Mills	0	38	0	0	0	0	1	0
North Grenville	10	0	0	0	12	0	0	0
North Perth	44	0	0	0	0	8	4	3
Orillia	29	26	0	0	0	0	0	8
Owen Sound	0	38	0	0	0	11	0	24
Pembroke	0	3	0	0	0	0	12	0
Petawawa	6	15	0	0	0	0	0	0
Port Hope	4	0	0	0	0	0	0	0
Prince Edward County	3	3	0	0	0	0	0	0
Saugeen Shores	14	20	0	25	0	0	0	28
Scugog	0	0	0	0	0	0	0	0
Stratford	23	12	0	0	4	0	6	6
Temiskaming Shores	0	0	0	0	0	0	0	0
The Nation	12	0	0	0	1	0	0	0
Tillsonburg	3	4	0	0	0	0	0	0
Timmins	0	0	0	12	0	0	44	0
Trent Hills	0	8	11	8	0	0	0	0
Wasaga Beach	62	98	0	0	0	0	0	0
West Grey	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	0	4
Woodstock	51	11	0	0	0	0	0	8
Total Ontario (10,000+)	7,868	8,952	217	173	36,797	16,990	5,030	3,821

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market Ontario Region Fourth Quarter 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014
Centres 100,000+								
Barrie	195	119	8	0	86	0	289	119
Brantford	74	116	0	41	154	0	228	157
Greater Sudbury	67	78	0	0	12	87	79	165
Guelph	165	104	107	29	0	6	272	139
Hamilton	499	608	15	333	4	87	518	1,028
Kingston	110	164	115	0	155	328	380	492
Kitchener	329	282	164	127	23	315	516	724
London	315	309	120	117	355	562	790	988
Oshawa	506	470	39	20	8	147	553	637
Ottawa	800	1,016	346	793	330	108	1,476	1,917
Peterborough	56	70	0	0	0	65	56	135
St. Catharines-Niagara	358	281	66	62	1	4	425	347
Thunder Bay	53	37	0	51	10	22	63	110
Toronto	2,802	3,784	4,175	2,450	22	113	6,999	6,347
Windsor	266	236	4	12	26	5	296	253
Centres 50,000 - 99,999								
Belleville	73	92	0	0	0	0	73	92
Chatham-Kent	44	44	0	0	0	0	44	44
Cornwall	33	37	8	0	34	0	75	37
Kawartha Lakes	122	32	0	0	0	0	122	32
Norfolk	51	66	2	43	0	20	53	129
North Bay	24	28	0	0	4	0	28	28
Sarnia	56	58	0	0	0	0	56	58
Sault Ste. Marie	21	25	0	0	49	16	70	41

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
Ontario Region
Fourth Quarter 2015

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014
Centres 10,000 - 49,999								
Bracebridge	15	5	0	0	0	0	15	5
Brighton	14	12	0	0	0	0	14	12
Brock	2	2	0	0	0	0	2	2
Brockville	16	14	0	0	0	0	16	14
Centre Wellington	10	35	0	0	0	0	10	35
Cobourg	14	25	0	10	0	0	14	35
Collingwood	28	32	0	0	0	0	28	32
Elliot Lake	0	0	0	0	0	0	0	0
Erin	4	7	0	0	0	0	4	7
Essex	4	14	0	0	0	0	4	14
Gravenhurst	9	6	0	0	0	0	9	6
Greater Napanee	6	9	0	0	0	0	6	9
Haldimand County	56	32	0	0	0	0	56	32
Hawkesbury	0	1	0	0	0	0	0	1
Huntsville	14	26	0	0	0	0	14	26
Ingersoll	25	16	0	0	0	0	25	16
Kenora	11	4	0	0	0	0	11	4
Kincardine	4	6	0	0	0	0	4	6
Lambton Shores	15	0	0	0	0	0	15	0
Leamington	30	11	0	0	0	0	30	11
Meaford	9	9	0	0	0	0	9	9
Midland	34	27	7	0	0	0	41	27
Mississippi Mills	16	16	0	0	0	0	16	16
North Grenville	32	6	0	0	0	0	32	6
North Perth	14	12	0	0	4	0	18	12
Orillia	34	15	0	9	0	0	34	24
Owen Sound	9	14	0	0	0	0	9	14
Pembroke	11	8	0	0	12	0	23	8
Petawawa	20	16	0	0	0	0	20	16
Port Hope	11	20	0	0	0	0	11	20
Prince Edward County	25	29	0	0	0	0	25	29
Saugeen Shores	7	13	0	0	0	0	7	13
Scugog	6	5	0	0	0	0	6	5
Stratford	0	15	0	0	0	2	0	17
Temiskaming Shores	6	5	0	0	0	0	6	5
The Nation	16	9	0	0	0	0	16	9
Tillsonburg	6	24	0	0	0	0	6	24
Timmins	3	11	0	0	0	0	3	11
Trent Hills	12	13	0	0	0	0	12	13
Wasaga Beach	40	56	8	0	0	0	48	56
West Grey	0	8	0	0	0	0	0	8
West Nipissing	10	12	0	0	0	0	10	12
Woodstock	48	73	23	0	0	8	71	81
Total Ontario (10,000+)	7,665	8,729	5,207	4,097	1,289	1,895	14,161	14,721

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
Ontario Region
January - December 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Centres 100,000+								
Barrie	610	552	249	107	148	199	1,007	858
Brantford	343	324	36	81	215	6	594	411
Greater Sudbury	170	239	0	8	57	143	227	390
Guelph	445	295	661	371	23	25	1,129	691
Hamilton	2,004	1,684	516	862	202	89	2,722	2,635
Kingston	370	461	115	0	159	349	644	810
Kitchener	1,163	1,015	669	540	1,469	653	3,301	2,208
London	1,065	1,068	411	361	461	582	1,937	2,011
Oshawa	1,229	1,238	52	55	81	218	1,362	1,511
Ottawa	3,351	3,665	1,945	2,417	637	712	5,933	6,794
Peterborough	310	255	0	54	21	121	331	430
St. Catharines-Niagara	1,119	1,039	144	141	115	127	1,378	1,307
Thunder Bay	220	210	79	63	30	32	329	305
Toronto	11,590	14,901	33,398	13,998	1,396	314	46,384	29,213
Windsor	766	668	37	47	26	20	829	735
Centres 50,000 - 99,999								
Belleville	281	268	0	0	0	2	281	270
Chatham-Kent	126	118	0	0	0	0	126	118
Cornwall	97	122	8	0	60	50	165	172
Kawartha Lakes	356	166	0	0	0	2	356	168
Norfolk	210	222	7	52	6	35	223	309
North Bay	57	75	0	0	4	0	61	75
Sarnia	176	190	0	3	0	168	176	361
Sault Ste. Marie	94	89	1	0	70	16	165	105

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
Ontario Region
January - December 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Centres 10,000 - 49,999								
Bracebridge	40	16	0	0	0	0	40	16
Brighton	58	60	0	0	0	0	58	60
Brock	7	10	0	0	0	0	7	10
Brockville	39	38	0	0	0	0	39	38
Centre Wellington	57	87	49	3	56	0	162	90
Cobourg	71	128	14	14	0	12	85	154
Collingwood	106	87	15	14	2	0	123	101
Elliot Lake	0	1	0	0	0	0	0	1
Erin	8	16	0	0	3	0	11	16
Essex	36	51	0	0	0	0	36	51
Gravenhurst	29	19	4	0	6	0	39	19
Greater Napanee	48	30	0	0	8	0	56	30
Haldimand County	100	93	0	0	0	0	100	93
Hawkesbury	0	9	0	0	3	4	3	13
Huntsville	47	68	0	0	16	0	63	68
Ingersoll	43	53	0	0	0	0	43	53
Kenora	25	21	0	0	0	0	25	21
Kincardine	35	22	7	0	0	8	42	30
Lambton Shores	26	0	0	0	0	49	26	49
Leamington	77	52	0	0	0	0	77	52
Meaford	12	21	0	0	0	0	12	21
Midland	94	52	7	5	0	1	101	58
Mississippi Mills	49	98	0	0	1	0	50	98
North Grenville	113	48	12	0	0	0	125	48
North Perth	71	51	0	0	4	3	75	54
Orillia	95	69	12	9	0	8	107	86
Owen Sound	22	90	0	0	0	24	22	114
Pembroke	25	28	0	0	12	0	37	28
Petawawa	34	66	0	0	0	0	34	66
Port Hope	58	85	0	0	0	0	58	85
Prince Edward County	82	71	0	0	0	0	82	71
Saugeen Shores	40	80	0	0	0	53	40	133
Scugog	19	25	0	0	0	0	19	25
Stratford	26	48	8	0	6	6	40	54
Temiskaming Shores	12	17	0	0	0	0	12	17
The Nation	47	40	0	0	0	0	47	40
Tillsonburg	30	76	0	0	0	0	30	76
Timmins	19	35	0	0	44	12	63	47
Trent Hills	23	59	0	0	11	10	34	69
Wasaga Beach	159	163	32	30	0	0	191	193
West Grey	9	25	0	0	0	0	9	25
West Nipissing	21	47	0	0	0	4	21	51
Woodstock	127	200	23	0	0	8	150	208
Total Ontario (10,000+)	28,191	31,219	38,511	19,235	5,352	4,065	72,054	54,519

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range in Ontario Region
Fourth Quarter 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $200,000		$200,000 - $299,999		$300,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Belleville													
Q4 2015	0	0.0	1	2.0	29	56.9	19	37.3	2	3.9	51	270,000	295,655
Q4 2014	1	1.6	0	0.0	31	49.2	31	49.2	0	0.0	63	300,000	300,538
Year-to-date 2015	0	0.0	2	1.1	90	50.8	82	46.3	3	1.7	177	300,000	300,640
Year-to-date 2014	1	0.6	2	1.2	87	53.4	73	44.8	0	0.0	163	295,000	299,062
Chatham-Kent													
Q4 2015	0	0.0	1	3.8	10	38.5	13	50.0	2	7.7	26	365,000	340,635
Q4 2014	0	0.0	3	12.5	6	25.0	12	50.0	3	12.5	24	400,000	369,940
Year-to-date 2015	0	0.0	2	3.0	28	41.8	34	50.7	3	4.5	67	365,000	337,415
Year-to-date 2014	6	6.8	8	9.1	29	33.0	34	38.6	11	12.5	88	330,000	379,419
Cornwall													
Q4 2015	0	0.0	0	0.0	6	40.0	9	60.0	0	0.0	15	305,000	320,774
Q4 2014	2	16.7	0	0.0	6	50.0	4	33.3	0	0.0	12	-	271,217
Year-to-date 2015	0	0.0	2	5.1	22	56.4	14	35.9	1	2.6	39	305,000	294,958
Year-to-date 2014	2	4.2	3	6.3	33	68.8	10	20.8	0	0.0	48	210,000	255,731
Kawartha Lakes													
Q4 2015	3	6.0	5	10.0	18	36.0	23	46.0	1	2.0	50	305,000	291,565
Q4 2014	0	0.0	0	0.0	4	28.6	9	64.3	1	7.1	14	-	353,036
Year-to-date 2015	3	1.9	14	8.6	67	41.4	77	47.5	1	0.6	162	295,000	298,076
Year-to-date 2014	1	2.0	1	2.0	17	34.7	27	55.1	3	6.1	49	320,000	331,418
Norfolk													
Q4 2015	0	0.0	0	0.0	11	20.8	38	71.7	4	7.5	53	355,000	365,837
Q4 2014	0	0.0	0	0.0	21	48.8	17	39.5	5	11.6	43	300,000	346,613
Year-to-date 2015	0	0.0	0	0.0	62	31.6	123	62.8	11	5.6	196	345,000	351,397
Year-to-date 2014	0	0.0	0	0.0	53	30.1	94	53.4	29	16.5	176	350,000	386,351
North Bay													
Q4 2015	0	0.0	0	0.0	0	0.0	3	100.0	0	0.0	3	-	-
Q4 2014	0	0.0	0	0.0	0	0.0	7	87.5	1	12.5	8	-	428,940
Year-to-date 2015	0	0.0	0	0.0	1	5.9	14	82.4	2	11.8	17	-	415,725
Year-to-date 2014	0	0.0	0	0.0	7	29.2	16	66.7	1	4.2	24	-	428,940
Sarnia													
Q4 2015	1	2.1	6	12.5	9	18.8	30	62.5	2	4.2	48	340,000	344,029
Q4 2014	0	0.0	3	6.3	8	16.7	36	75.0	1	2.1	48	342,500	345,830
Year-to-date 2015	4	2.8	14	9.9	36	25.4	83	58.5	5	3.5	142	322,500	334,377
Year-to-date 2014	0	0.0	9	6.0	39	26.0	98	65.3	4	2.7	150	325,000	335,058
Sault Ste. Marie													
Q4 2015	0	0.0	0	0.0	6	66.7	1	11.1	2	22.2	9	-	327,200
Q4 2014	0	0.0	0	0.0	1	14.3	6	85.7	0	0.0	7	-	-
Year-to-date 2015	0	0.0	0	0.0	16	51.6	10	32.3	5	16.1	31	-	359,180
Year-to-date 2014	0	0.0	1	4.2	3	12.5	16	66.7	4	16.7	24	-	405,760
Barrie CMA													
Q4 2015	0	0.0	0	0.0	0	0.0	98	66.7	49	33.3	147	445,000	494,729
Q4 2014	0	0.0	0	0.0	7	6.1	76	66.1	32	27.8	115	415,000	468,906
Year-to-date 2015	0	0.0	0	0.0	2	0.4	282	63.2	162	36.3	446	452,500	496,970
Year-to-date 2014	1	0.2	0	0.0	26	4.7	416	75.0	112	20.2	555	410,000	451,548

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range in Ontario Region
Fourth Quarter 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $200,000		$200,000 - $299,999		$300,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Brantford CMA													
Q4 2015	0	0.0	0	0.0	2	4.3	35	74.5	10	21.3	47	425,000	443,489
Q4 2014	2	2.1	0	0.0	35	36.1	38	39.2	22	22.7	97	325,000	389,800
Year-to-date 2015	1	0.4	1	0.4	27	9.5	184	64.6	72	25.3	285	425,000	443,406
Year-to-date 2014	2	0.7	0	0.0	60	20.7	164	56.6	64	22.1	290	375,000	409,206
Greater Sudbury CMA													
Q4 2015	0	0.0	0	0.0	0	0.0	14	70.0	6	30.0	20	435,000	451,250
Q4 2014	0	0.0	0	0.0	0	0.0	29	78.4	8	21.6	37	457,500	450,682
Year-to-date 2015	0	0.0	0	0.0	2	2.8	52	73.2	17	23.9	71	430,000	444,891
Year-to-date 2014	0	0.0	0	0.0	5	4.8	76	73.1	23	22.1	104	440,000	442,670
Guelph CMA													
Q4 2015	0	0.0	0	0.0	0	0.0	51	52.0	47	48.0	98	492,500	523,181
Q4 2014	0	0.0	0	0.0	0	0.0	33	58.9	23	41.1	56	490,000	543,674
Year-to-date 2015	0	0.0	0	0.0	2	0.7	128	47.9	137	51.3	267	500,000	538,647
Year-to-date 2014	0	0.0	0	0.0	2	1.2	103	60.9	64	37.9	169	460,000	526,385
Hamilton CMA													
Q4 2015	0	0.0	0	0.0	1	0.3	202	59.6	136	40.1	339	490,000	570,470
Q4 2014	0	0.0	0	0.0	6	1.6	215	55.8	164	42.6	385	485,000	525,208
Year-to-date 2015	1	0.1	0	0.0	22	1.9	652	57.1	467	40.9	1,142	490,000	569,843
Year-to-date 2014	0	0.0	1	0.1	42	3.8	584	53.5	465	42.6	1,092	485,000	547,592
Kingston CMA													
Q4 2015	0	0.0	0	0.0	17	30.9	38	69.1	0	0.0	55	320,000	335,149
Q4 2014	0	0.0	0	0.0	40	46.5	43	50.0	3	3.5	86	300,000	319,583
Year-to-date 2015	0	0.0	0	0.0	62	33.2	117	62.6	8	4.3	187	310,000	334,860
Year-to-date 2014	0	0.0	0	0.0	102	45.3	118	52.4	5	2.2	225	300,000	314,391
Kitchener CMA													
Q4 2015	0	0.0	0	0.0	0	0.0	146	62.9	86	37.1	232	450,000	485,574
Q4 2014	0	0.0	0	0.0	0	0.0	201	83.4	40	16.6	241	420,000	439,887
Year-to-date 2015	0	0.0	0	0.0	4	0.4	630	70.1	265	29.5	899	430,000	471,087
Year-to-date 2014	1	0.1	0	0.0	4	0.6	551	77.9	151	21.4	707	425,000	455,683
London CMA													
Q4 2015	1	0.4	6	2.6	54	23.4	140	60.6	30	13.0	231	380,000	386,367
Q4 2014	0	0.0	2	0.7	47	17.0	184	66.7	43	15.6	276	375,000	403,095
Year-to-date 2015	3	0.3	10	1.1	201	21.5	571	61.1	150	16.0	935	380,000	400,794
Year-to-date 2014	3	0.3	11	1.1	184	17.6	718	68.7	129	12.3	1,045	370,000	392,558
Oshawa CMA													
Q4 2015	0	0.0	0	0.0	5	1.3	184	46.9	203	51.8	392	505,000	518,131
Q4 2014	0	0.0	0	0.0	11	3.3	266	80.1	55	16.6	332	400,000	426,632
Year-to-date 2015	0	0.0	0	0.0	11	1.0	576	53.9	481	45.0	1,068	485,000	498,461
Year-to-date 2014	0	0.0	0	0.0	41	4.2	712	73.2	220	22.6	973	410,000	451,168
Ottawa CMA													
Q4 2015	0	0.0	0	0.0	2	0.5	256	62.3	153	37.2	411	465,000	498,142
Q4 2014	0	0.0	0	0.0	2	0.4	268	55.4	214	44.2	484	480,000	508,048
Year-to-date 2015	0	0.0	0	0.0	2	0.1	798	59.2	549	40.7	1,349	475,000	501,498
Year-to-date 2014	0	0.0	0	0.0	8	0.5	883	54.8	719	44.7	1,610	485,000	514,381

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range in Ontario Region
Fourth Quarter 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $200,000		$200,000 - $299,999		$300,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peterborough CMA													
Q4 2015	0	0.0	1	2.0	16	32.7	30	61.2	2	4.1	49	315,000	333,241
Q4 2014	0	0.0	0	0.0	11	27.5	29	72.5	0	0.0	40	325,000	322,414
Year-to-date 2015	0	0.0	2	1.0	54	28.3	128	67.0	7	3.7	191	325,000	336,417
Year-to-date 2014	0	0.0	0	0.0	69	38.5	106	59.2	4	2.2	179	325,000	318,073
St. Catharines-Niagara CMA													
Q4 2015	1	0.4	1	0.4	35	14.1	164	66.1	47	19.0	248	400,000	431,135
Q4 2014	2	1.1	2	1.1	30	16.5	117	64.3	31	17.0	182	370,000	399,772
Year-to-date 2015	5	0.6	4	0.5	111	13.8	539	67.2	143	17.8	802	400,000	424,326
Year-to-date 2014	7	1.0	3	0.4	132	19.3	455	66.6	86	12.6	683	370,000	393,000
Thunder Bay CMA													
Q4 2015	0	0.0	0	0.0	1	5.6	14	77.8	3	16.7	18	-	419,622
Q4 2014	0	0.0	0	0.0	0	0.0	4	100.0	0	0.0	4	-	-
Year-to-date 2015	0	0.0	0	0.0	3	3.9	64	84.2	9	11.8	76	390,000	412,643
Year-to-date 2014	0	0.0	0	0.0	0	0.0	49	90.7	5	9.3	54	390,000	407,926
Toronto CMA													
Q4 2015	0	0.0	0	0.0	7	0.4	158	8.0	1,807	91.6	1,972	800,000	1,053,274
Q4 2014	1	0.0	0	0.0	4	0.2	513	21.2	1,905	78.6	2,423	650,000	875,444
Year-to-date 2015	2	0.0	0	0.0	15	0.2	1,149	15.2	6,399	84.6	7,565	725,000	951,413
Year-to-date 2014	4	0.0	0	0.0	24	0.3	1,804	19.3	7,505	80.4	9,337	665,000	835,485
Windsor CMA													
Q4 2015	1	0.6	2	1.1	47	26.9	104	59.4	21	12.0	175	350,000	386,796
Q4 2014	0	0.0	1	0.5	59	30.6	107	55.4	26	13.5	193	350,000	379,527
Year-to-date 2015	1	0.2	2	0.4	150	29.0	283	54.6	82	15.8	518	365,000	403,489
Year-to-date 2014	1	0.2	6	1.1	190	34.9	292	53.6	56	10.3	545	340,000	361,797
Total Urban Centres in Ontario (50,000+)													
Q4 2015	7	0.1	23	0.5	276	5.9	1,770	37.7	2,613	55.7	4,689	540,000	711,182
Q4 2014	8	0.2	11	0.2	329	6.4	2,245	43.4	2,577	49.8	5,170	500,000	643,760
Year-to-date 2015	20	0.1	53	0.3	990	6.0	6,590	39.6	8,979	54.0	16,632	520,000	682,769
Year-to-date 2014	29	0.2	45	0.2	1,157	6.3	7,399	40.5	9,660	52.8	18,290	515,000	643,190

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Ontario Region
Fourth Quarter 2015

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2014	January	9,182	-6.6	15,711	22,774	28,282	55.6	403,225	8.2	420,994
	February	12,291	-3.7	15,691	24,377	29,273	53.6	424,362	7.8	419,831
	March	16,742	1.7	15,914	33,199	28,301	56.2	435,472	7.2	421,664
	April	20,368	-3.8	16,304	39,799	30,454	53.5	446,905	9.1	424,613
	May	24,066	5.0	17,581	44,893	31,337	56.1	448,273	7.0	424,690
	June	22,545	9.9	17,363	38,894	31,451	55.2	437,228	7.2	425,367
	July	21,346	9.7	17,892	36,403	32,350	55.3	417,376	5.8	426,580
	August	17,950	2.4	18,001	28,850	30,891	58.3	409,184	5.8	428,886
	September	17,972	7.6	17,624	34,730	30,773	57.3	430,745	6.7	435,829
	October	18,193	6.7	17,793	29,795	31,162	57.1	445,500	7.6	443,167
	November	14,232	3.0	17,695	20,134	30,046	58.9	433,656	5.9	438,262
	December	9,856	8.0	17,172	11,442	30,967	55.5	418,297	5.3	440,340
2015	January	9,788	6.6	17,408	23,886	30,820	56.5	418,358	3.8	437,747
	February	13,547	10.2	17,533	24,547	29,795	58.8	454,199	7.0	449,334
	March	18,767	12.1	17,911	36,734	31,258	57.3	467,198	7.3	452,759
	April	23,884	17.3	18,678	42,298	31,502	59.3	481,942	7.8	457,542
	May	25,596	6.4	19,598	44,066	31,545	62.1	484,760	8.1	459,376
	June	26,412	17.2	19,275	40,655	31,163	61.9	477,835	9.3	464,276
	July	22,459	5.2	18,985	34,856	31,098	61.0	454,098	8.8	464,560
	August	19,189	6.9	19,118	29,867	31,338	61.0	445,611	8.9	467,033
	September	19,019	5.8	18,797	34,104	30,595	61.4	459,411	6.7	465,641
	October	18,944	4.1	19,023	28,165	30,533	62.3	471,654	5.9	469,034
	November	16,009	12.5	19,192	21,408	31,073	61.8	471,224	8.7	475,010
	December	10,871	10.3	18,954	11,484	31,353	60.5	450,512	7.7	474,492
	Q4 2014	42,281	5.7	52,660	61,371	92,175	57.1	435,172	6.5	440,597
	Q4 2015	45,824	8.4	57,169	61,057	92,959	61.5	466,488	7.2	472,850
	YTD 2014	204,743	3.7		365,290			431,526	7.0	
	YTD 2015	224,485	9.6		372,070			465,146	7.8	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Level of Economic Indicators for Ontario Region
Fourth Quarter 2015

		Interest Rates			Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index (2002=100)	Average Weekly Wages ($)	Manufacturing Shipments ($,000)	Exchange Rate (U.S. cents)
		P & I Per $100,000	Mortgage Rates (%) 1 Yr. Term	Mortgage Rates (%) 5 Yr. Term							
2014	January - March	591	3.1	5.2	6,859.1	7.4	17,137	105.9	901	66,837,414	90.18
	April - June	570	3.1	4.8	6,866.1	7.3	27,425	98.7	903	73,430,891	92.39
	July - September	570	3.1	4.8	6,880.3	7.3	37,176	103.9	909	71,697,800	90.97
	October - December	570	3.1	4.8	6,904.1	6.9	-5,582	112.8	915	72,678,291	87.43
2015	January - March	568	3.0	4.8	6,896.4	6.9	10,329	122.8	920	67,887,888	79.20
	April - June	561	2.9	4.6	6,919.3	6.6	28,374	109.5	933	72,856,535	81.10
	July - September	561	2.9	4.6	6,931.3	6.7	43,200	89.6	949	73,821,082	75.79
	October - December	561	3.1	4.6	6,946.9	6.8		96.2	950		74.50

Table 6.1: Growth[(1)] of Economic Indicators for Ontario Region
Fourth Quarter 2015

		Interest Rates			Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
		P & I Per $100,000	Mortgage Rates 1 Yr. Term	Mortgage Rates 5 Yr. Term							
2014	January - March	-0.5	0.1	0.0	1.2	-0.3	-13.1	14.9	2.5	4.7	-8.5
	April - June	-3.4	0.1	-0.4	0.7	-0.3	-19.6	7.3	0.4	5.9	-4.7
	July - September	-4.6	0.0	-0.5	0.5	-0.2	0.5	0.4	1.1	8.1	-5.7
	October - December	-5.2	0.0	-0.6	0.8	-0.6	**	34.5	1.2	6.1	-7.7
2015	January - March	-3.8	-0.2	-0.4	0.5	-0.6	-39.7	16.0	2.1	1.6	-12.2
	April - June	-1.5	-0.3	-0.2	0.8	-0.7	3.5	10.9	3.3	-0.8	-12.2
	July - September	-1.5	-0.3	-0.2	0.7	-0.6	16.2	-13.8	4.4	3.0	-16.7
	October - December	-1.5	-0.1	-0.2	0.6	-0.1		-14.7	3.8		-14.8

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted
(1) Growth year over year expressed in percentage

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM), Conference Board of Canada

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for almost 70 years.

CMHC helps Canadians meet their housing needs. As Canada's authority on housing, we contribute to the stability of the housing market and financial system, provide support for Canadians in housing need, and offer objective housing research and information to Canadian governments, consumers and the housing industry. Prudent risk management, strong corporate governance and transparency are cornerstones of our operations.

For more information, visit our website at www.cmhc.ca or follow us on Twitter, YouTube, LinkedIn and Facebook.

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.

Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/en/hoficlincl/homain

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to printed editions of MAC publications, call 1-800-668-2642.

©2016 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

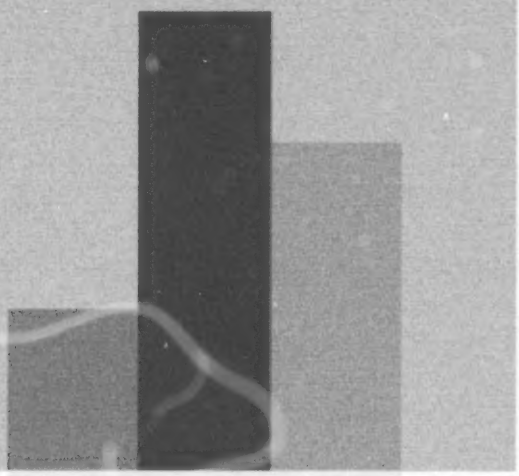
Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please complete the CMHC Copyright request form and email it to CMHC's Canadian Housing Information Centre at chic@cmhc.ca. For permission, please provide CHIC with the following information: Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on



FREE REPORTS AVAILABLE ON-LINE

- Canadian Housing Statistics
- Condominium Owners Report
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Rental Market Provincial Highlight Reports
- Rental Market Reports, Major Centres
- Rental Market Statistics
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

CMHC's Market Analysis Centre e-reports provide a wealth of detailed local, provincial, regional and national market information.

- **Forecasts and Analysis –** Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –** Information on current housing market activities – starts, rents, vacancy rates and much more.

HOUSING MARKET INFORMATION PORTAL

The housing data you want, the way you want it

Information in one central location.

Neighbourhood level data.

Quick and easy access.

cmhc.ca/hmiportal

64143_2016_Q01